

CITY OF AUSTIN

CASE # 11-010926-R
PLAN REVIEW # _____

**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)**

GENERAL MODIFICATION WAIVER

TP#0302020529
Row# 10545925

STREET ADDRESS: 504 East Annie Street, Austin, Texas

LEGAL DESCRIPTION: Subdivision - Roy C Archer

Lot(s) 8 Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Tom Hurt, Architect on behalf of myself/ourselves as authorized agent
for

Jon Ludwig and Erin Foster (Owners) affirm that on Feb.9,
2011,

hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- X Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
_____ Maximum Linear feet of Gables protruding from setback plane
_____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

_____ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

**Applicant requests consideration by Commission to increase the FAR from .4 to .45,
(from allowable square footage of 2400 sf to 2770 sf)—an approximate 15% increase
in allowable FAR— for the planned new construction.**

in a SF 3 zoning district.

**Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) –
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.**

**CITY OF AUSTIN
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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The .4 FAR limit, resulting in 2400 allowable SF for the house, constricts our ability to design a practical house for the Owners and their two children on a site where the house design must accommodate the canopy and critical root zone of an existing, protected Heritage Oak tree which sits towards the front and east of center on the lot. With an allowable SF of 2770 on this site, we believe the parameters allow a much more family-friendly house that also allows enough flexibility to integrate the new house into the context and neighborhood.

REQUEST:

2. The request for the modification is unique to the property in that:
 1. A large, 41" diameter Heritage Oak tree sits mostly in the buildable area of the site (within the setbacks), and thus design solutions for the house that provide appropriately scaled exterior spaces and massing for the site given adjacent structures are restricted by the location of the tree. For instance, the available resulting buildable area around the tree and setbacks strongly biases any design for a 3 bedroom house towards a two-story structure. And a two-story structure causes some inefficiency in floor plan usage.
 2. Also because of the location of the Heritage tree, we can only get one partially covered space for the car without encroaching more into the ground level buildable footprint while providing a good, sensitive massing as seen from the street – our design steps the house back from the street which we think is appropriate for this neighborhood. Though we could perhaps “fill” the buildable area with building and achieve parking and a one story building that fulfills all the space needs of the owners within 2400 sf, we also want to create good buffers from the neighbors and a nicely proportioned back yard area for the house.
 3. Because of the unique site and trying to create an overall harmonious plan from the resulting 2 story design, we have created a design where some square footage of the house is not directly usable by the owner as interior space – for instance, we have built-in 80 sf of an exterior covered porch to give shading but also to provide some shadow and relief for the building forms; also, we have 163 sf of a double high space near the stair which is part of the exterior transitional massing from one- to two- story as the house steps up from the street. These areas – totalling 243 sq ft area and not usable for the owners-- is nevertheless good for the design both for the owners and for the

neighborhood. We are thus making our request for modest amount of square footage additionally (total of 370) to have the ability to make a practical house for a family of four while integrating the design with the neighbors.

The owners wish is that this house remains a family house for their family but also for future families in the neighborhood for decades to come.

AREA CHARACTER:

1. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

1. the design strategies we have taken to -- a. carefully mass the building away from the street and b. to restrict the amount of one- and two- story building forms adjacent to the immediate neighbors -- are the key strategies that will allow a house of this approximate size to be compatible with its neighbors. We don't feel that the additional 370 sf will negatively affect the neighborhood and that the design as a whole is very appropriately scaled for Annie Street and the neighborhood.

B. The neighborhood where this house will be built has a number of similar sized or larger houses and lots than the 504 Annie Street house we are proposing. We believe that 2770 sf is well within the average for buildable floor area for this neighborhood.

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address Tom Hurt, Hurt Partners Architects,
409 West 14th Street,

City, State Austin, TX Zip 78701

Phone 512 694-7833 Printed Name Tom Hurt

Signature  Date 2.9.2011

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 5406 Avenue H

City, State Austin, TX Zip 78751

Phone 512.687.3037 Printed Name Erin Foster and /or Jon
Ludwig

Signature  Date 2.9.2011

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

Br Number 2011-010926 R
Building Permit No. _____
Plat No. _____ Date 2-14-2011
Reviewer Edward Vigil

PRIMARY PROJECT DATA

Service Address 504 East Annie St. Tax Parcel No. 785584
Legal Description
Lot 8 Block _____ Subdivision Roy C Archer Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work _____ Remodel (specify) _____
☒ New Residence _____
_____ Duplex _____ Addition (specify) _____
_____ Garage _____ attached _____ detached _____
☒ Carport ☒ attached _____ detached _____
_____ Pool _____ Other (specify) _____
Zoning (e.g. SF-1, SF-2...) SF3
- Height of Principal building 30 ft. # of floors 2 Height of Other structure(s) N/A ft. # of floors _____
- Does this site currently have water and wastewater availability? ☒ Yes _____ No. If no, please contact the
Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? _____ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic
permit prior to a zoning review.
Does this site have a Board of Adjustment ruling? _____ Yes ☒ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? _____ Yes ☒ No
Does this site front a paved street? ☒ Yes _____ No A paved alley? _____ Yes ☒ No
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes _____ No

**VALUATIONS FOR
REMODELS ONLY**

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway/
Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 6,000 sq.ft.
Job Valuation – Principal Building \$ 410,000
(Labor and materials)
Job Valuation – Other Structure(s) \$ N/A
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
\$ 410,000
(Labor and materials)

**PERMIT FEES
(For office use only)**

| | NEW/ADDITIONS | REMODELS |
|------------------------|---------------|----------|
| Building | \$ _____ | \$ _____ |
| Electrical | \$ _____ | \$ _____ |
| Mechanical | \$ _____ | \$ _____ |
| Plumbing | \$ _____ | \$ _____ |
| Driveway & Sidewalk | \$ _____ | \$ _____ |
| TOTAL | \$ _____ | \$ _____ |

OWNER / BUILDER INFORMATION

| | | |
|--------------------------------|--|--|
| OWNER | Name <u>JON LUDWIG</u> | Telephone (h) <u>303 522 7983</u> (w) <u>303 522 7983</u> |
| BUILDER | Company Name <u>CLAYTON LITTLE</u> | Telephone <u>477 1727</u> |
| | Contact/Applicant's Name <u>PAUL CLAYTON</u> | Pager _____ FAX <u>477 1729</u> |
| DRIVEWAY/ SIDEWALK | Contractor <u>PCW CONSTRUCTION, CONTACT ROLONDO</u> | Telephone <u>(512) 233-6161</u> |
| CERTIFICATE OF OCCUPANCY | Name <u>JON LUDWIG</u> | Telephone <u>303 522 7983</u> |
| | Address <u>5406 Avenue H</u> City <u>AUSTIN</u> ST <u>TX</u> ZIP _____ | |

If you would like to be notified when your application is approved, please select the method:

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE _____ DATE 2-09-2011

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

Service Address 504 E Annie Ste, Austin, Texas 78704 _____

Applicant's Signature _____ Date _____

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

| | Existing | | New / Addition | |
|--|----------|--|----------------|--------|
| a. 1 st floor conditioned area | sq.ft. | | 1,796 | sq.ft. |
| b. 2 nd floor conditioned area | sq.ft. | | 773 | sq.ft. |
| c. 3 rd floor conditioned area | sq.ft. | | | sq.ft. |
| d. Basement | sq.ft. | | | sq.ft. |
| e. Garage / Carport | sq.ft. | | | sq.ft. |
| X attached | sq.ft. | | 117 | sq.ft. |
| detached | sq.ft. | | | sq.ft. |
| f. Wood decks [must be counted at 100%] | sq.ft. | | 150 | sq.ft. |
| g. Breezeways | sq.ft. | | | sq.ft. |
| h. Covered patios | sq.ft. | | | sq.ft. |
| i. Covered porches | sq.ft. | | 147 | sq.ft. |
| j. Balconies | sq.ft. | | N/A | sq.ft. |
| k. Swimming pool(s) [pool surface area(s)] | sq.ft. | | N/A | sq.ft. |
| l. Other building or covered area(s) | sq.ft. | | | sq.ft. |
| Specify _____ | | | | |

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 2,983 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)

2,060sq.ft.

34.33 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

| | | |
|---|--------------|--------|
| a. Total building coverage on lot (see above) | <u>2,060</u> | sq.ft. |
| b. Driveway area on private property | <u>305</u> | sq.ft. |
| c. Sidewalk / walkways on private property | <u>0</u> | sq.ft. |
| d. Uncovered patios | | sq.ft. |
| e. Uncovered wood decks [may be counted at 50%] | <u>75</u> | sq.ft. |
| f. Air conditioner pads | <u>15</u> | sq.ft. |
| g. Concrete decks | | sq.ft. |
| h. Other (specify) <u>PAVERS, WALKWAYS</u> | <u>65</u> | sq.ft. |

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2520 sq.ft.

42 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address _____

Applicant's Signature _____ Date _____

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

| | <u>Existing</u> | <u>New / Addition</u> |
|---|-----------------|-----------------------|
| I. 1st Floor Gross Area | | |
| a. 1 st floor area (excluding covered or uncovered finished ground-floor porches) | _____ sq. ft. | 1,796 sq. ft. |
| b. 1 st floor area with ceiling height over 15 feet. | _____ sq. ft. | 122 sq. ft. |
| c. TOTAL (add a and b above) | _____ sq. ft. | 1,918 sq. ft. |
| II. 2nd Floor Gross Area See note ¹ below | | |
| d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft) | _____ sq. ft. | 852 sq. ft. |
| e. 2 nd floor area with ceiling height > 15 feet. | _____ sq. ft. | N/A sq. ft. |
| f. TOTAL (add d and e above) | _____ sq. ft. | 852 sq. ft. |
| III. 3rd Floor Gross Area See note ¹ below | | |
| g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft). | _____ sq. ft. | N/A sq. ft. |
| h. 3 rd floor area with ceiling height > 15 feet | _____ sq. ft. | _____ sq. ft. |
| i. TOTAL (add g and h above) | _____ sq. ft. | _____ sq. ft. |
| IV. Basement Gross Area | | |
| j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines. | _____ sq. ft. | N/A sq. ft. |
| V. Garage | | |
| k. _____ attached (subtract 200 square feet if used to meet the minimum parking requirement) | _____ sq. ft. | N/A sq. ft. |
| l. _____ detached (subtract 450 square feet if more than 10 feet from principal structure) | _____ sq. ft. | _____ sq. ft. |
| VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet) | _____ sq. ft. | _____ sq. ft. |
| VII. TOTAL | _____ sq. ft. | 2,770 sq. ft. |

| | | |
|---|-------|----------------|
| TOTAL GROSS FLOOR AREA (add existing and new from VII above) | 2,770 | sq. ft. |
| GROSS AREA OF LOT | 6,000 | sq. ft. |
| FLOOR AREA RATIO (gross floor area /gross area of lot) | .4616 | sq. |

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

Benavidez, Sylvia

From: Benavidez, Sylvia
Sent: Thursday, March 31, 2011 5:24 PM
To: 'Tom Hurt'
Cc: jonvludwig@gmail.com; 'Erin Foster'
Subject: RE: 504 Annie street RDCC application
Importance: High

Just a reminder the RDCC meeting is scheduled for Wednesday, April 6th for your postponed case for the above address, the Commissioners will be getting their support material tomorrow.

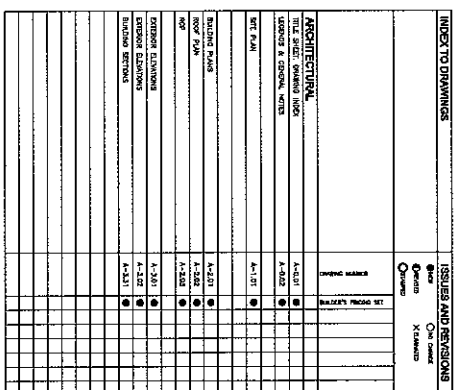
Do you have a copy of the sealed plans by an architect, engineer or design professional? Could you please send me a PDF file ASAP.

Per the applicant, Tom Hurt for Jon Ludwig and Erin Foster he will provide the sealed plans available at the RDCC meeting scheduled for April 6, 2011. He also met with the neighborhood.

Sylvia Benavidez
Residential Zoning Review

(512)974-2522

CONSULTANTS:

[illegible]

504 E. ANNIE St.
RESIDENCE

504 ANNIE STREET, AUSTIN, TX 78704

PROGRESS PRINT
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INVESTIGATION
CONSTRUCTION
4000 LAMAR BLVD.
HOUSTON, TEXAS 77002

NOTES:

| ISSUE | DATE |
|-------------------------|------------|
| BILDER'S RINGING SET | 02.XX.2011 |
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COVER / INDEX

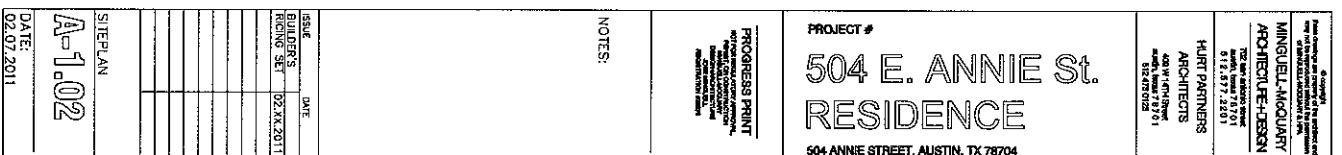
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02.07.2011

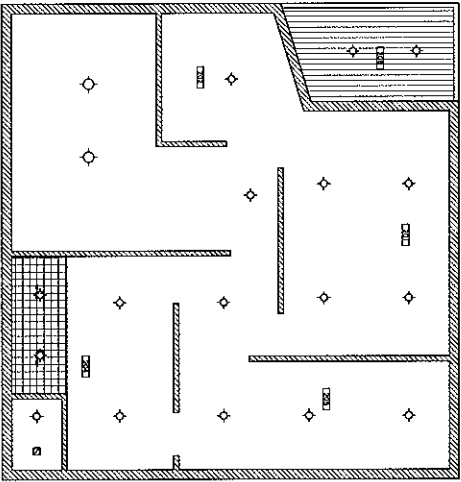
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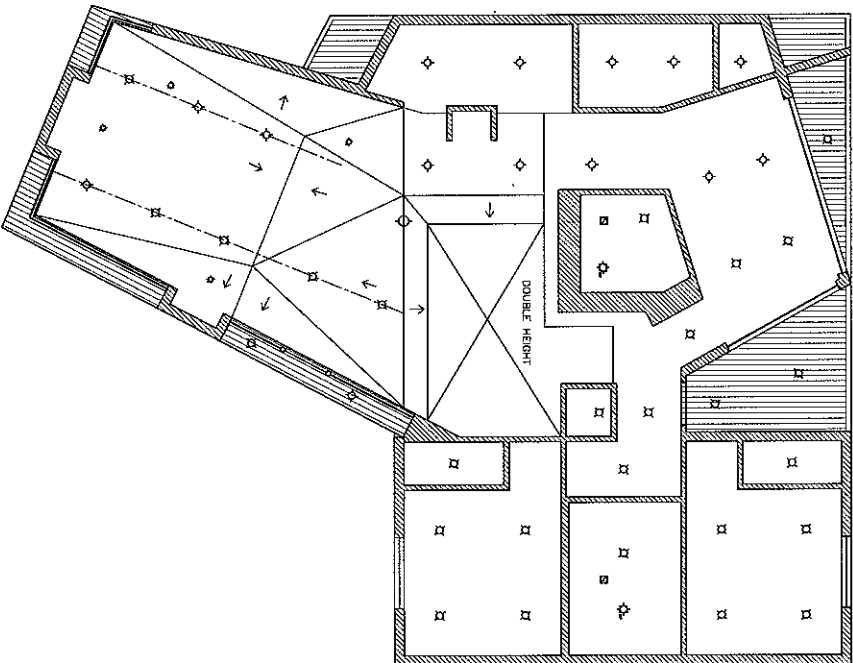
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DATE: 02.07.2011



2nd FLOOR



1st FLOOR

| | | | | | |
|---|--|--|--|--|--|
| <p>504 ANNIE STREET, AUSTIN, TX 78704</p> <p>PROJECT #</p> <p>504 E. ANNIE St. RESIDENCE</p> | | <p>PROGRESS PRINT</p> <p>THIS SET OF DRAWINGS IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.</p> | | <p>NOTES:</p> | |
| <p>DATE: 02.07.2011</p> <p>RCP</p> <p>A-2.03</p> | | <p>MINIGUELL, MACQUARRY ARCHITECTS</p> <p>702 WEST UNIVERSITY STREET AUSTIN, TEXAS 78705 512.477.7201</p> | | <p>MULTI PARTNERS ARCHITECTS</p> <p>400 W. 4TH STREET AUSTIN, TEXAS 78701 512.477.7201</p> | |

2 BUILDING ELEVATION

PROJECT #
504 E. ANNIE St.
RESIDENCE
504 ANNIE STREET, AUSTIN, TX 78704

504 E. ANNIE St.
RESIDENCE

504 ANNIE STREET, AUSTIN, TX 78704

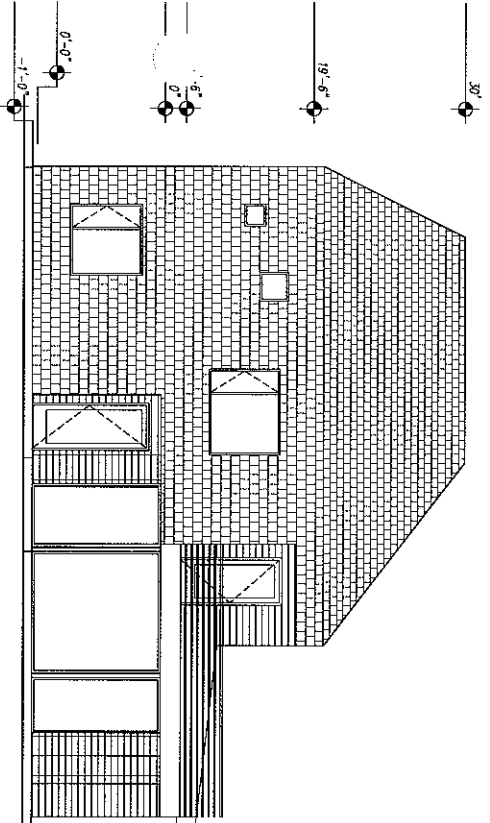
NOTES:

**32' HEIGHT LIMIT: ABOVE
AVERAGE GRADE AT STRUCTURE**

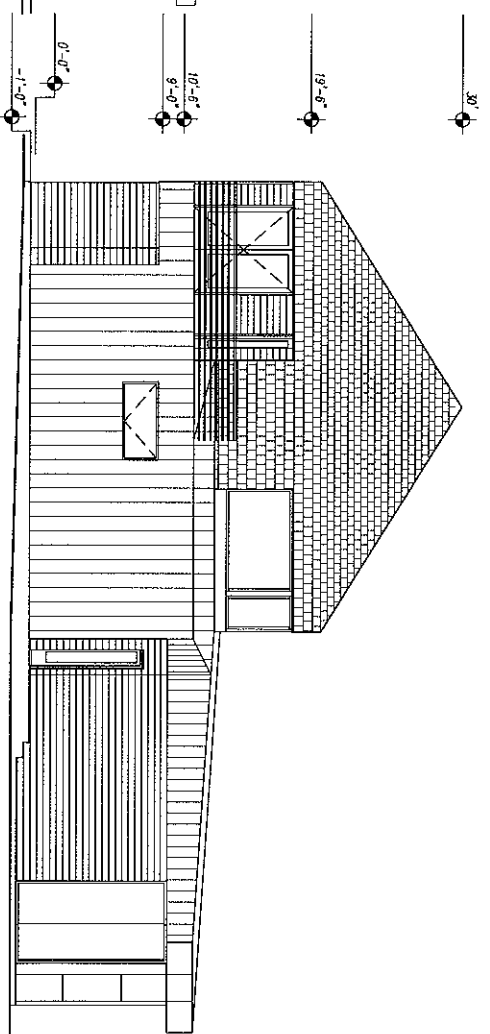
BUILDING ELEVATIONS
A-3.01

A-3.01

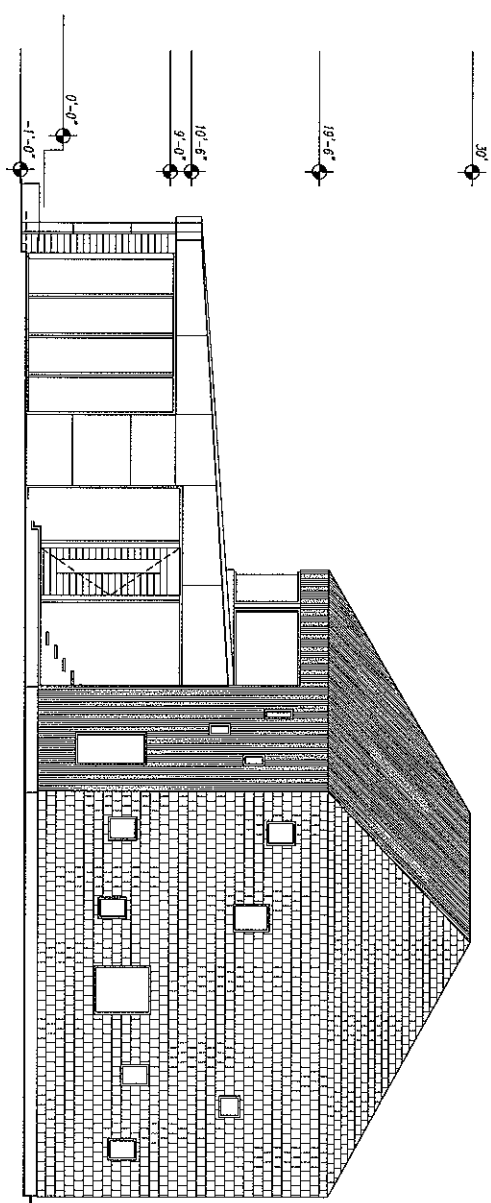
DATE: 02.07.2011



3 BUILDING ELEVATION



2 BUILDING ELEVATION



1 BUILDING ELEVATION

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of the architect.

MINGUEL MACQUARY
ARCHITECTURE-HOBSEN
702 E. 11TH ST. SUITE 200
AUSTIN, TEXAS 78701
512.877.4201

HURT PARTNERS
ARCHITECTS
400 W. 11TH STREET
AUSTIN, TEXAS 78701
512.278.0123

PROJECT #
504 E. ANNIE St.
RESIDENCE
504 ANNIE STREET, AUSTIN, TX 78704

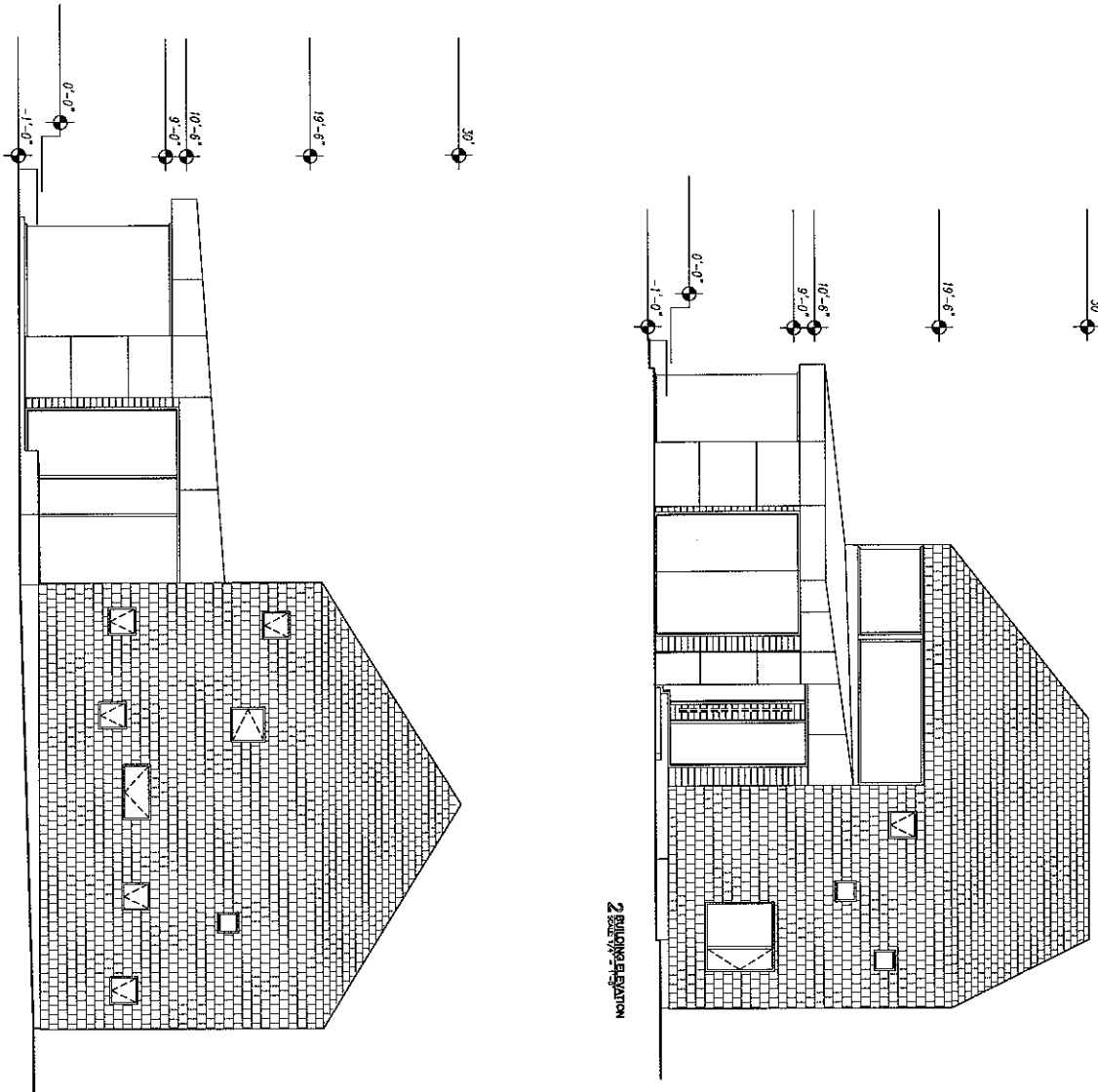
PROGRESS PRINT
NOT FOR CONSTRUCTION
THIS DRAWING IS A PRELIMINARY
DRAWING AND IS NOT TO BE USED
FOR CONSTRUCTION

NOTES:

| SIZE | DATE |
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| BUILDERS | |
| REVISION SET | 02.XX.2011 |
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BUILDING ELEVATIONS
A-3.01

DATE:
02.07.2011



1 BUILDING ELEVATION

2 BUILDING ELEVATION

NOTES:

PROJECT #
504 E. ANNIE St.
RESIDENCE
 504 ANNIE STREET, AUSTIN, TX 78704

PROGRESS PRINT
 THIS DRAWING IS A PRELIMINARY
 REPRESENTATION OF THE
 PROJECT AND IS NOT TO BE
 USED FOR CONSTRUCTION
 WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT

ANGELIEL MACQUARY
 ARCHITECTURE-DESIGN
 702 WEST 2ND STREET
 AUSTIN, TEXAS 78701
 512.477.1281
HURT PARTNERS
 ARCHITECTS
 400 W. 4TH STREET
 AUSTIN, TEXAS 78701
 512.477.1281

| DATE | ISSUE |
|------------|--------------|
| 02.02.2011 | BUILDER'S |
| | REVISION SET |
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BUILDING ELEVATIONS
A-3.02

DATE:
 02.07.2011

1. All dimensions are given in feet and inches unless otherwise noted.
2. All dimensions are given in feet and inches unless otherwise noted.
3. All dimensions are given in feet and inches unless otherwise noted.

WINGIELL MACQUEEN
ARCHITECTS
1111 N. LAMAR AVENUE
SUITE 100
AUSTIN, TEXAS 78704
512.477.2561

HURT PARTNERS
ARCHITECTS
4001 W. 40TH STREET
SUITE 100
AUSTIN, TEXAS 78731
512.477.0220

PROJECT #
504 E. ANNIE St.
RESIDENCE
504 ANNIE STREET, AUSTIN, TX 78704

PROGRESS PRINT
THIS PRINT IS FOR INFORMATION ONLY
AND DOES NOT REPRESENT THE FINAL
DESIGN OR CONSTRUCTION
OF THE PROJECT.
ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES
UNLESS OTHERWISE NOTED.

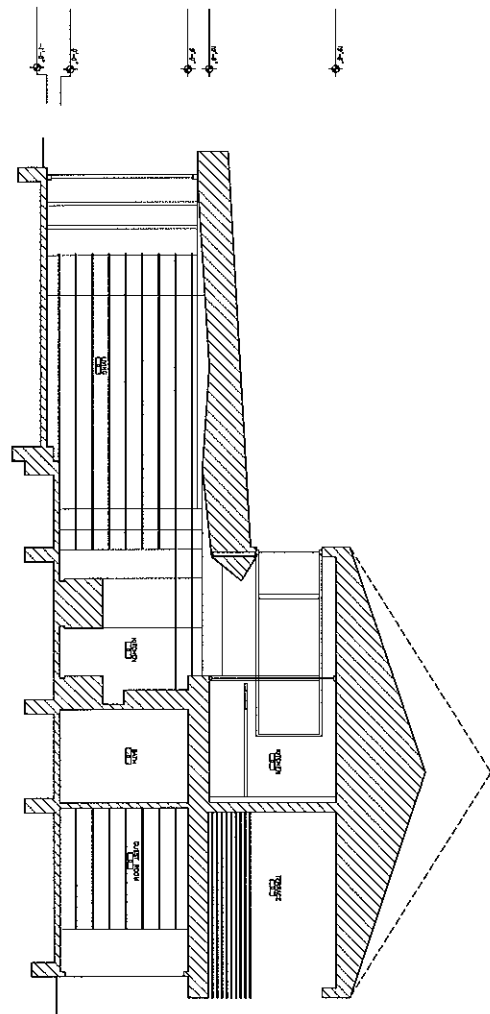
NOTES:

| ISSUE | DATE |
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| BUILDING SET | 02.XX.2011 |
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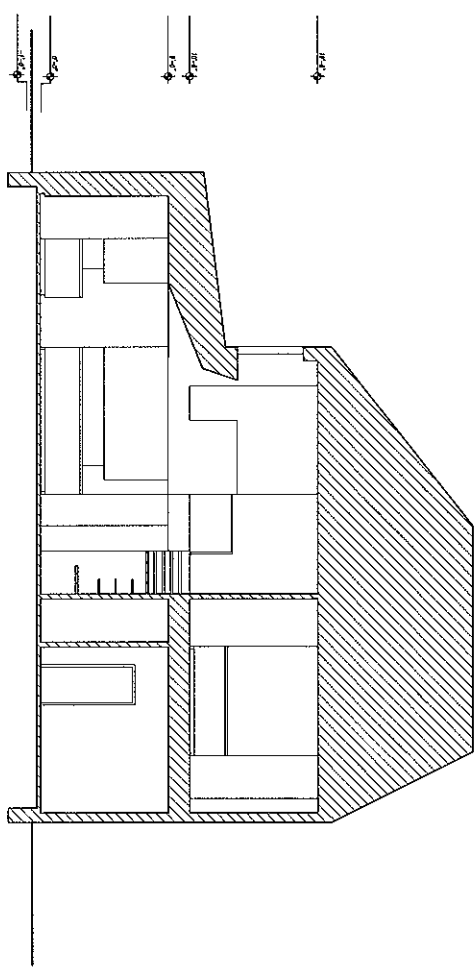
BUILDING SECTIONS

A-3.31

DATE
02.07.2011

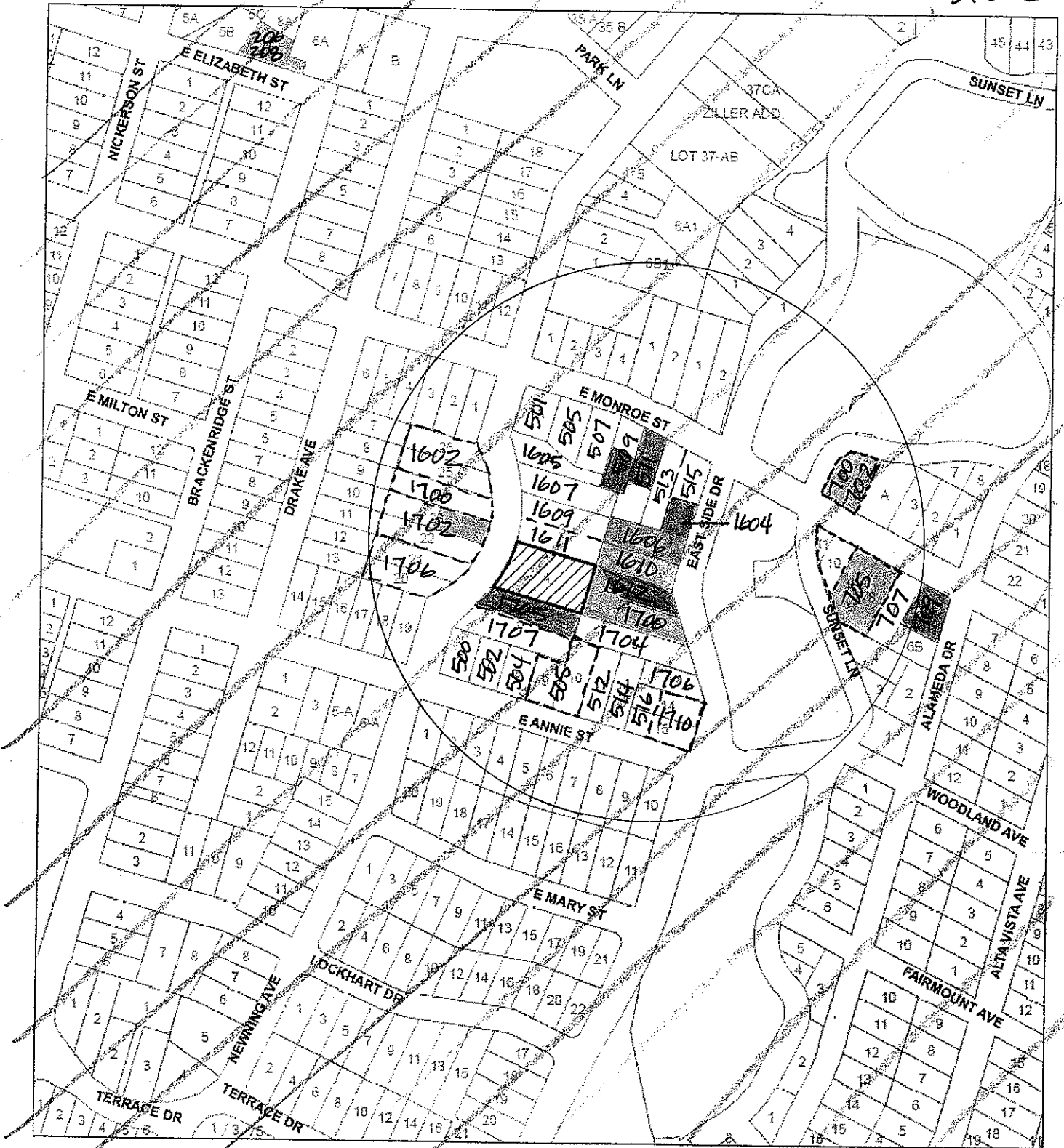


2 BUILDING SECTION



1 BUILDING SECTION

1606 East Side



1" = 400'





-  Subject Property
-  In support of applicant
-  Opposes applicant
-  SRCC - opposes applicant

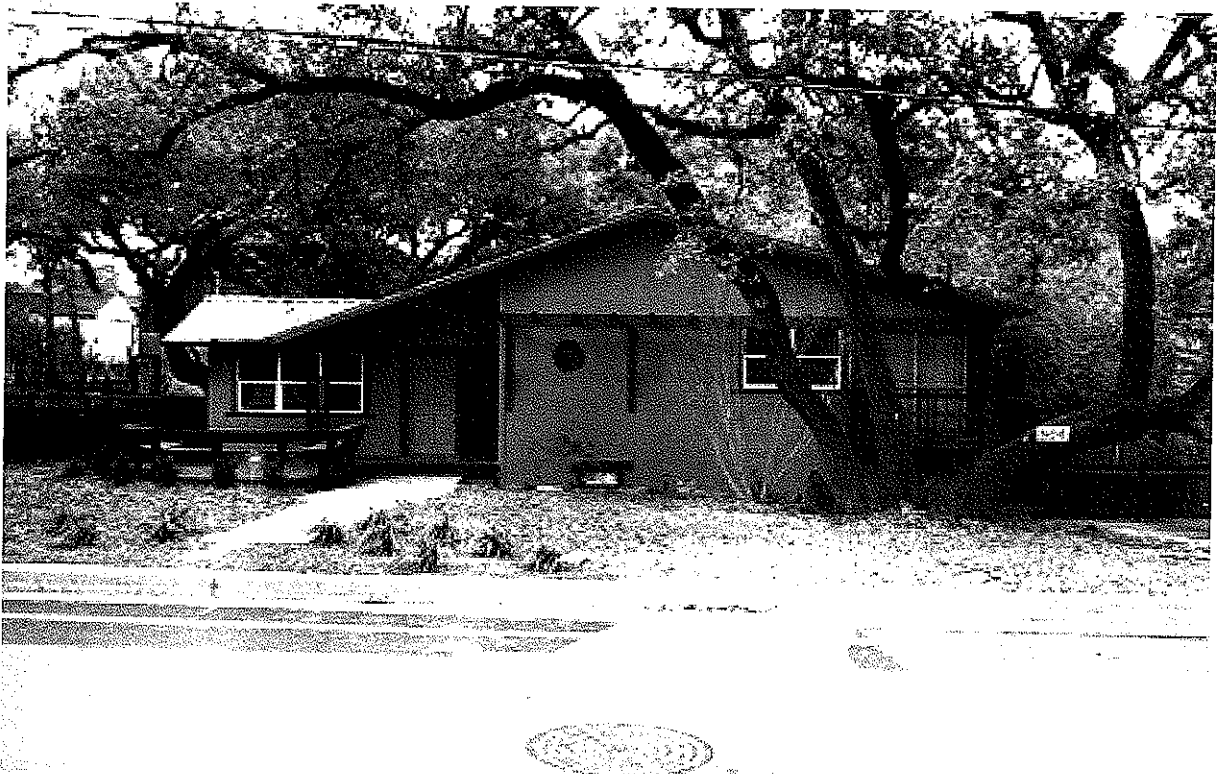
Photo #1 View south





502 E. Annie St.

A. NEIGHBOR TO WEST (NEXT DOOR)



506 E. Annie St

B. NEIGHBOR TO EAST (NEXT DOOR)

2/9/2011

HURT PARTNERS ARCHITECTS

409 West 14th St.

Austin, Texas 78701

512-473-0123

www.hurtpartners.com

FAR Analysis

PROPERTIES WITHIN A 300 FT RADIUS
Of 504 East Annie Street, Austin Texas

| PROPERTY ADDRESS | LOT SF | ALLOWABLE FAR SF | EXIST. HOUSE PER TCAD | EXIST. HOUSE FAR |
|------------------|-----------|---------------------|--------------------------|---------------------|
| 406 ANNIE E | 6111 SF | 2444.4 SF | 1644 SF | 0.27 |
| 408 ANNIE E | 6441 SF | 2576.4 SF | 828 SF | 0.13 |
| 410 ANNIE E | 6812 SF | 2724.8 SF | 1170 SF | 0.17 |
| 409 ANNIE E | 9405 SF | 3762 SF | 1515 SF | 0.16 |
| 407 ANNIE E | 7649 SF | 3059.6 SF | 1515 SF | 0.20 |
| 500 ANNIE E | 6025 SF | 2410 SF | 969 SF | 0.16 |
| 502 ANNIE E | 5998 SF | 2399.2 SF | 1326 SF | 0.22 |
| 506 ANNIE E | 13488 SF | 5395.2 SF | 2380 SF | 0.18 |
| 512 ANNIE E | 7142 SF | 2856.8 SF | 3019 SF | 0.42 |
| 514 ANNIE E | 7347 SF | 2938.8 SF | 3287 SF | 0.45 |
| 516 ANNIE E | 4519 SF | 1807.6 SF | 1600 SF | 0.35 |
| 501 ANNIE E | 7031 SF | 2812.4 SF | 1060 SF | 0.15 |
| 503 ANNIE E | 6757 SF | 2702.8 SF | 808 SF | 0.12 |
| 505 ANNIE E | 6737 SF | 2694.8 SF | 1573 SF | 0.23 |
| 507 ANNIE E | 6769 SF | 2707.6 SF | 2400 SF | 0.35 |
| 509 ANNIE E | 7334 SF | 2933.6 SF | 1170 SF | 0.16 |
| 513 ANNIE E | 14095 SF | 5638 SF | 923 SF | 0.07 |
| 515 ANNIE E | 7552 SF | 3020.8 SF | 860 SF | 0.11 |
| 517 ANNIE E | 7393 SF | 2957.2 SF | 1210 SF | 0.16 |

| | LOT SF | ALLOWABLE FAR | EXIST. HOUSE PER TCAD | |
|-----------------|-----------|------------------|--------------------------|------|
| 500 LOCKHART DR | 5083 SF | 2033.2 SF | 1120 SF | 0.22 |
| 502 LOCKHART DR | 6285 SF | 2514 SF | 988 SF | 0.16 |
| 504 LOCKHART DR | 6537 SF | 2614.8 SF | 880 SF | 0.13 |
| 506 LOCKHART DR | 6158 SF | 2463.2 SF | 1440 SF | 0.23 |
| 508 LOCKHART DR | 5881 SF | 2352.4 SF | 1184 SF | 0.20 |
| 510 LOCKHART DR | 5510 SF | 2204 SF | 1443 SF | 0.26 |
| 514 LOCKHART DR | 5020 SF | 2008 SF | 945 SF | 0.19 |
| 516 LOCKHART DR | 5769 SF | 2307.6 SF | 809 SF | 0.14 |
| 518 LOCKHART DR | 5000 SF | 2000 SF | 720 SF | 0.14 |

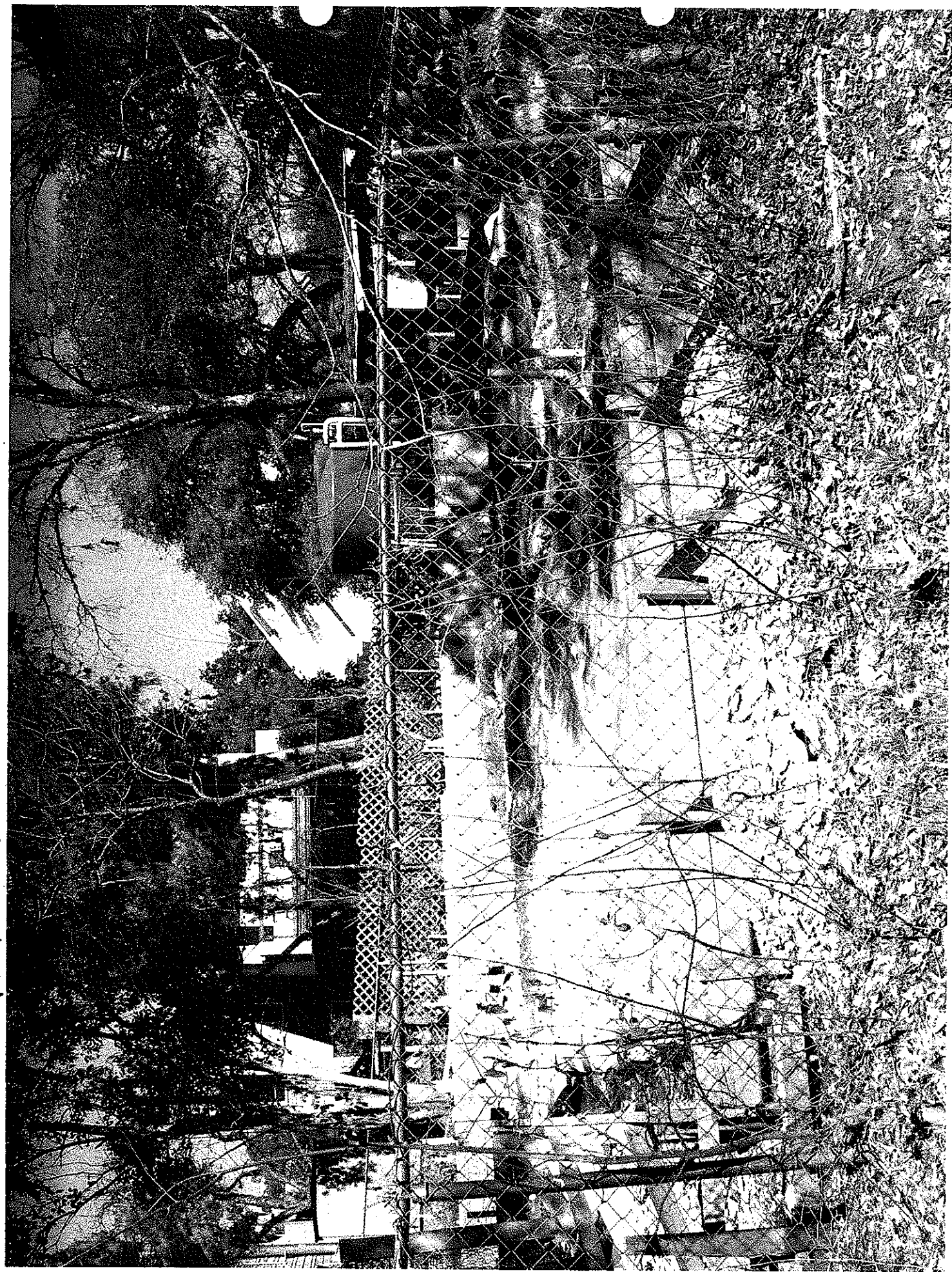


507 E. Annie St. C. NEIGHBOR TO SOUTHEAST (ACROSS STREET)



505 E. Annie St. D. NEIGHBOR TO SOUTH (ACROSS STREET)

PHOTO 2 VIEW NORTH



TaxNetUSA: Travis County Property Information

Property ID Number: 785584 RefID2 Number: 03020205370000

Owner's Name **BRATTAIN KEVIN**Mailing Address
APT 101
101 COLORADO ST
AUSTIN, TX 78701-

Location 504 E ANNIE ST 78704

Legal LOT 8 ARCHER ROY C

Property Details

Deed Date 06092010

Deed Volume

Deed Page

Exemptions

Freeze Exempt

F

ARB Protest

F

Agent Code

0

Land Acres

0.1377

Block

Tract or Lot

8

Docket No.

2010082251TR

Abstract Code

S00417

Neighborhood Code

K0030

Value Information

2010 Preliminary

| | |
|---------------------------|------------|
| Land Value | 182,500.00 |
| Improvement Value | 0.00 |
| AG Value | 0.00 |
| AG Productivity Value | 0.00 |
| Timber Value | 0.00 |
| Timber Productivity Value | 0.00 |
| Assessed Value | 182,500.00 |
| 10% Cap Value | 0.00 |
| Total Value | 182,500.00 |

Data up to date as of 2011-02-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

☐ PLAT MAP☐ PLAT MAP

Value By Jurisdiction

| Entity Code | Entity Name | 2009 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|-------------|---------------------------|---------------|----------------|---------------|--------------|-----------------|
| 0A | TRAVIS CENTRAL APP DIST | | 182,500.00 | 182,500.00 | 182,500.00 | 182,500.00 |
| 01 | AUSTIN ISD | 1.227000 | 182,500.00 | 182,500.00 | 182,500.00 | 182,500.00 |
| 02 | CITY OF AUSTIN | 0.457100 | 182,500.00 | 182,500.00 | 182,500.00 | 182,500.00 |
| 03 | TRAVIS COUNTY | 0.465800 | 182,500.00 | 182,500.00 | 182,500.00 | 182,500.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.071900 | 182,500.00 | 182,500.00 | 182,500.00 | 182,500.00 |
| 68 | AUSTIN COMM COLL DIST | 0.095100 | 182,500.00 | 182,500.00 | 182,500.00 | 182,500.00 |

Improvement Information

| Improvement ID | State Category | Description |
|----------------|----------------|-------------|
|----------------|----------------|-------------|

Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|--------|--------|-----------|-------------|-------|----------------------|---------------------|
| | | | | | | Total Living Area 0 |

Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---------|-----------|-----------|----------|------------|-------|-------|-----------|
| 896171 | LAND | C1 | T | 0.138 | 0 | 0 | 5,998 |

[show history](#)



HURT PARTNERS ARCHITECTS
WWW.HURTPARTNERS.COM

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| | |
|-------------------------------------|---------------|
| <input type="checkbox"/> | I am in favor |
| <input checked="" type="checkbox"/> | I object |

Rick Dowden
Your Name (please print)

511 B.E. Monroe Street
Your address(es) affected by this application

Rick Dowden 2/25/11
Signature Date

Comments: I OPPOSE ANY increase
in FAR. Doesnt the RPCC
allow 2300 in a case like
this?

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

Tom Hurt

From: Tom Hurt [tom@hurtpartners.com]
Sent: Thursday, February 24, 2011 12:35 PM
To: 'Benavidez, Sylvia'
Cc: 'j-grau@tamu.edu'; 'jonvludwig@gmail.com'
Subject: 504 Annie, RDCC request for FAR increase 15%

Dear Sylvia,

we received a letter in support of the RDCC request for 504 E Annie from the neighbors to the east (same side of street), Mr. Grau and Ms. Meagher. Please add this to packet if you are able. We will also have this letter at the hearing. Thanks much! -Tom Hurt

.....

HURT PARTNERS ARCHITECTS

409 West 14th Street
Austin Texas 78701
[o] 512-473-0123
[c] 512-694-7833

www.hurtpartners.com

----- Forwarded message -----

From: Jim Grau <j-grau@tamu.edu>
Date: Mon, Feb 21, 2011 at 3:55 PM
Subject: 504 Annie
To: Jon Ludwig <jonvludwig@gmail.com>

To Whom It May Concern:

We occupy the house at 506 E. Annie, immediately to the East of 504 Annie. The lot in question is currently empty and having it built out in a way that preserves the natural beauty of the large oak tree at the front of the property would be a benefit to us and other neighbors. We have reviewed the proposed plans and feel that the design is well suited for the lot and would fit into the immediate neighborhood, which already has a number of new houses of comparable size. We see no problems with the proposal.

Sincerely,

Jim Grau and
Mary Meagher

No virus found in this incoming message.

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Version: 9.0.872 / Virus Database: 271.1.1/3457 - Release Date: 02/21/11 02:05:00

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Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| |
|--|
| <input type="checkbox"/> I am in favor |
| <input checked="" type="checkbox"/> I object |

MICHAEL J. KURYAK
Your Name (please print)

509 EAST MONROE ST. UNIT B
Your address(es) affected by this application

Michael J. Kuryak 2/22/2011
Signature Date

Comments: PLEASE MAINTAIN CURRENT

BUILDING CODE RESTRICTIONS.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| |
|--|
| <input type="checkbox"/> I am in favor |
| <input checked="" type="checkbox"/> I object |

Whitney Drury
Your Name (please print)

502 E. Annie Street
Your address(es) affected by this application

[Signature] 2-25-11
Signature Date

Comments: Anything over 2400 Square
ft is too big for that lot. my
house next door on the same
size lot is 1350 sq. feet. I think
they are asking to build to big
of a house on too small of a
lot. Very unnecessary!

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Photo # 2 View north

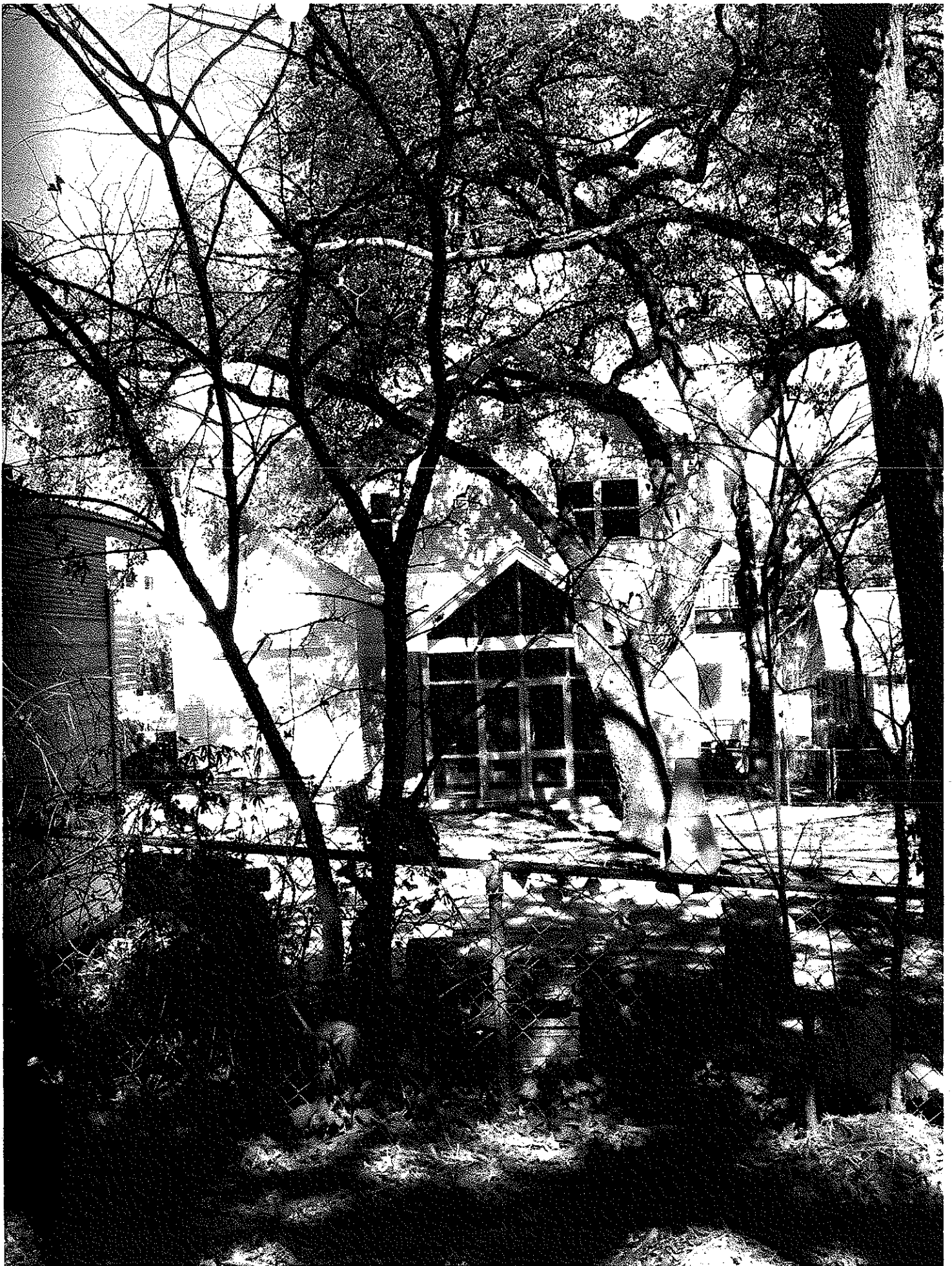


Photo #4 Applicant west property line.

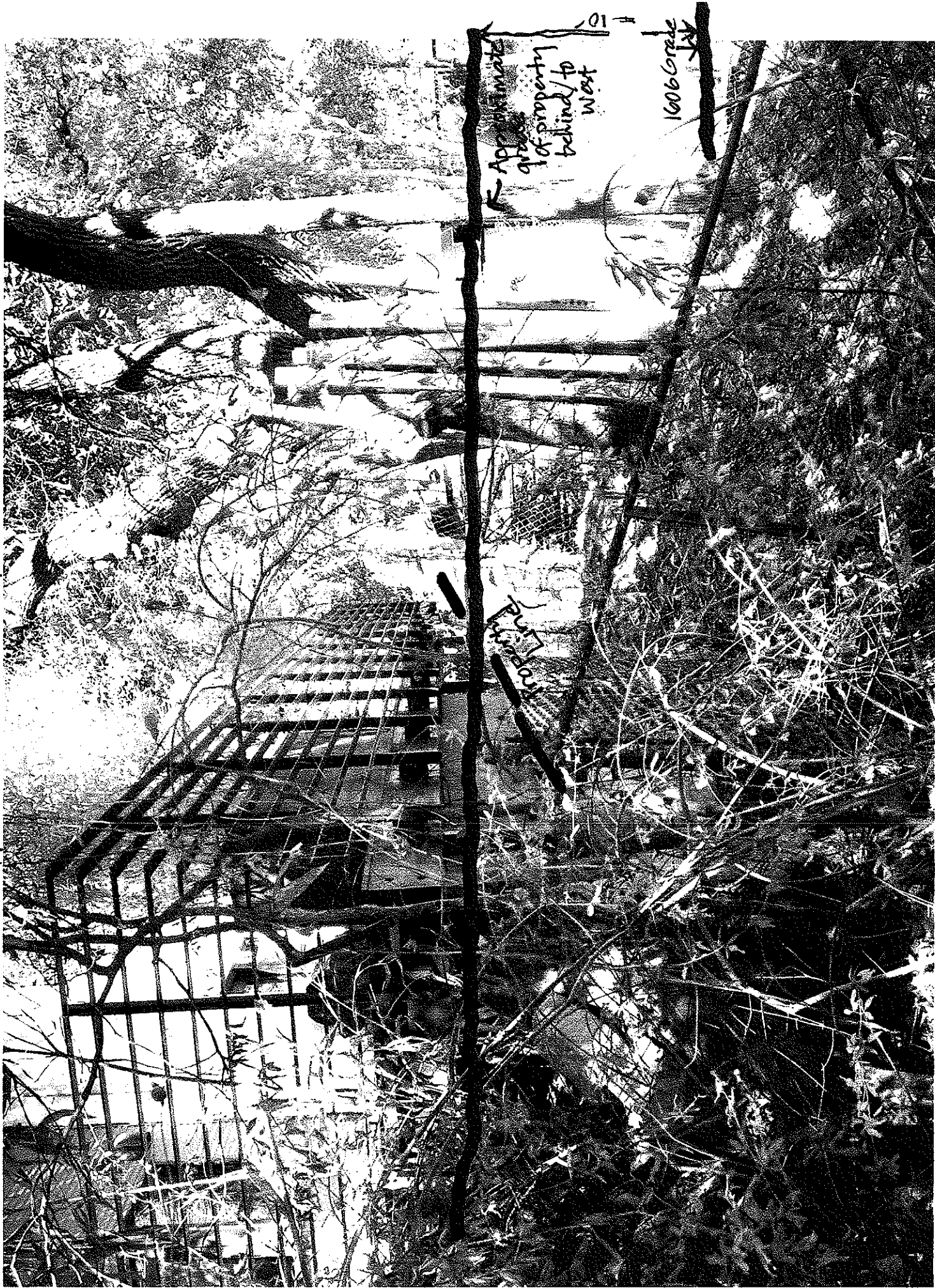


Photo #5 View behind to west



1606 East Side Drive Compliance

| Requirement | Compliance? |
|--|--|
| 25' front setback | Yes |
| 5' side setbacks | Yes |
| 10' rear setback | Yes |
| 35' height max | Under @ 32.5 31.9' |
| McMansion Tent | Yes |
| 45% Impervious Coverage | Under @ 44.8% |
| 40% Building Coverage | Under @ 32.7% |
| <u>Neighborhood Plan Compliance</u> | |
| a) Maintain historic fabric and established neighborhood character; i.e. small cottages, etc | Yes – Maintaining original 1948 structure. Approved permit # 2010-100065 allows change of use for accessory structure: "Interior remodel to remove kitchen stove and kitchen sink and replace with utility sink." |
| b) New construction in proportion to surrounding homes – setbacks, height, massing | Yes – meets #1 goal of SRCC NP, <i>Vision and Goals</i> , SRCC NP page 4 |
| c) SRCC Residential Guidelines | Yes – meets #1 <i>Top Ten Planning Priorities</i> – compatibility with adjacent land uses, streetscape enhancement, street-facing porches, landscaping (protecting Heritage Oak Trees via approved Tree Permit 2010-071916), SRCC NP page 63 |

What percentage of the allowable 25% waiver cap does the request for additional 166 SF GFA amount to and how is this determined?

Exhibit 1

- Lot Size 8,884 SF
- Max Allowable GFA 3,554 SF
- 3,554 SF max allowable waiver for FAR (.25) = 888.5 SF
- Approved GFA 3,429 SF
- 125 SF credit (allowable – approved GFA)
- Area of Attic over 5' tall 416 SF
- 3,429 SF approved GFA + 416 SF attic over 5' tall = 3,845 SF
- 3,845 SF – 125 SF credit = 3,720 SF
- 3,720 GFA – 3,554 SF max allowable GFA = 166 SF FAR overage
- 3,720 SF / 8,884 SF lot = .42 FAR
- 888.5 SF = 25% Max waiver allowance per Subchapter F
- 444.25 SF = 12.5% of allowable max
- 222.125 SF = 6.25% of allowable max
- 111.0625 SF = 3.0625% of allowable max
- 55 SF = 1.5% of allowable max
- 111 SF + 55 SF = 166 SF
- Difference between 6.25% (222.125 SF) and 3.0625% (111.0625 SF) = 3.1875%
- 3.1875% + 1.5% = 4.7%
- 166 SF = 4.7% of the allowable 25% max waiver cap
- Or, the request is asking for 166 SF actual GFA = .42 FAR

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Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| |
|--|
| <input checked="checked" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object |

RICHARD MAIER

Your Name (please print)

1704 A NEWNING

Your address(es) affected by this application

[Signature]

Signature

2/25/11

Date

Comments:

Encourage more families into the
inner city. Save our
schools!

Bigger houses = bigger families

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

From: Sarah Campbell [mailto:sarahecampbell@earthlink.net]
Sent: Saturday, February 26, 2011 10:15 PM
To: Benavidez, Sylvia
Cc: Walker, Susan; Tom Hurt; Jean Mather; Teresa Griffin
Subject: Fwd: 504 Annie

Sylvia and Susan,

I realize I have missed the deadline for inclusion in posted backup. Please, however, do see that Commission members receive a copy of our letter below before the start of the meeting on Wednesday, March 2nd.

Thank you,
Sarah

To: Members of the Residential Design & Compatibility Commission

From: South River City Citizens (SRCC) Neighborhood Association

Date: February 25, 2011

Subject: Case No: 11-010926

504 E Annie

Modification to Chapter 25-2, Subchapter F, City of Austin Land Development Code
(LDC)

POSITION: OPPOSE

The Zoning and Planning Committee of the South River City Citizens (SRCC) Neighborhood Association met with the Applicant and the Applicant's Architect for the property located at 504 E Annie. The Committee briefed the SRCC Executive Committee before the latter rendered a unanimous vote on February 21, 2011, TO OPPOSE the modifications waiver request.

SRCC supports the intended development on this property; however our organization does not support waivers or variances, without legitimate hardships, from the City's Land Development Code. Whereas our policy does not support this waiver request, we do commend the design for protecting the 41" live oak near the center of the property. We also commend the Applicant for not extending the proposed development beyond the tent limits prescribed by the Residential Design and Compatibility Standard's, thereby insuring the development would not negatively impact adjacent lots. Thank you for the opportunity to provide input on this case.

Sincerely,

Sarah Campbell, President SRCC

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Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| | |
|-------------------------------------|---------------|
| <input type="checkbox"/> | I am in favor |
| <input checked="" type="checkbox"/> | I object |

S Winchester
Your Name (please print)

1701 Drake
Your address(es) affected by this application

D Winchester 2/25/2011
Signature Date

Comments:
See no extenuating circumstances
necessitating this exception
to existing established rules.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| | |
|-------------------------------------|---------------|
| <input type="checkbox"/> | I am in favor |
| <input checked="" type="checkbox"/> | I object |

Cecily Celente
Your Name (please print)

406A E. Annie
Your address(es) affected by this application

| | Signature | Date |
|-----------|--------------------------|------|
| Comments: | <u>This house is too</u> | |

big - ruins the look
of the neighborhood and
sets a bad and foolish
trend/president! NO!

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| |
|--|
| <input type="checkbox"/> I am in favor |
| <input checked="" type="checkbox"/> I object |

Robert Williams
Your Name (please print)

1705 Newning Ave
Your address(es) affected by this application

Robert Williams 2.22.11
Signature Date

Comments: Attached info on property

that would have built 2300 sq

Home. much more approximate size

Not in favor of anything above 2 stories.

no more homes taking more than 40% lot
coverage.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

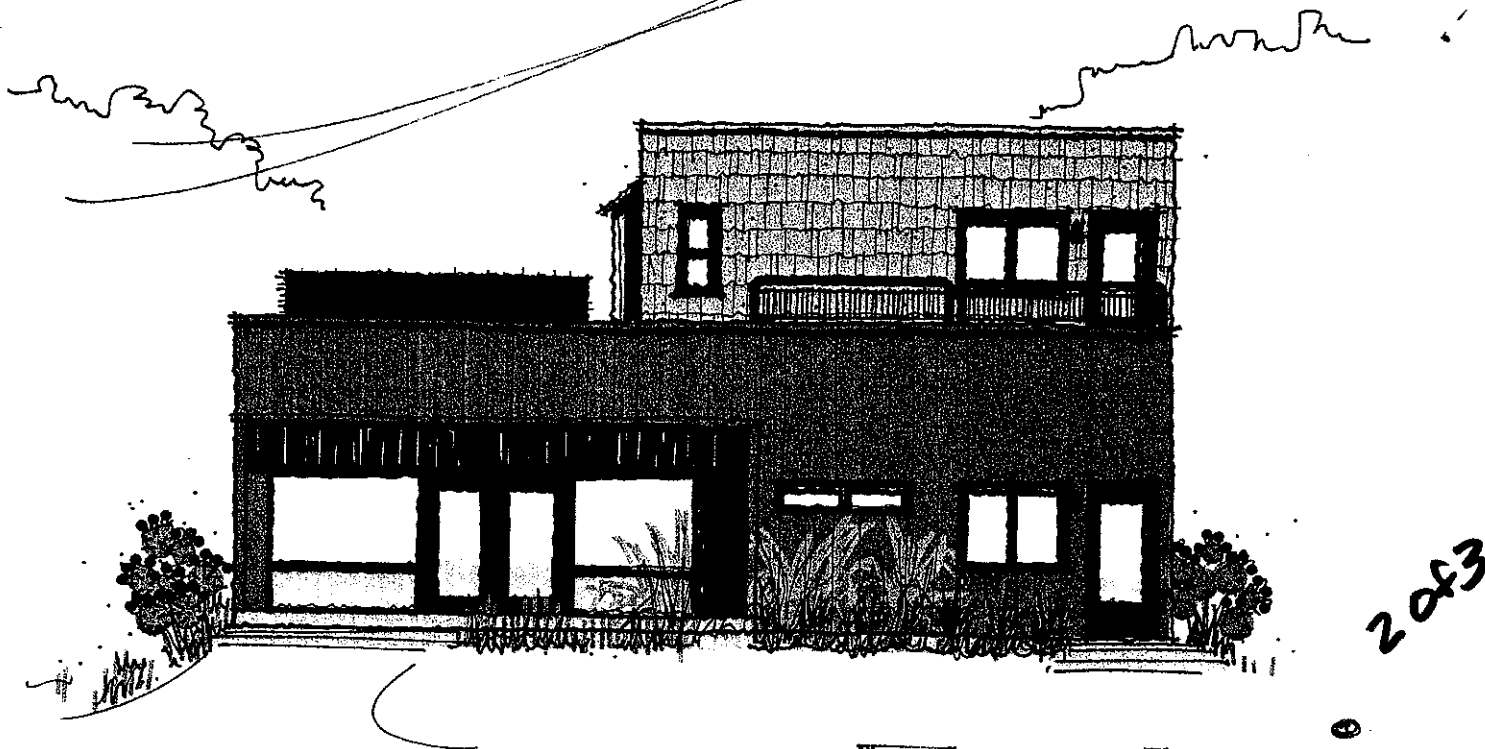
Austin, TX 78767-8810

SEE Attachment 1

1 of 3

lot \$235,000 -
House \$495,000 -

TK House Height
+ 2300 is OK
RW



Specifications for New Construction:

- All green / sustainable construction with exclusive LEED certification for homes
- 2300 SF two-story home with partial city views from second floor
- Three bedrooms with three full bathrooms, gourmet kitchen with commercial appliance package and oversize master suite
- Extensive deck at first floor and private deck at second floor
- Structural insulated slab-on-void for zero impact to Heritage Tree
- 10'6" clear ceiling heights on first and second floor, with natural day-lighting through skylights
- Extended depth framing with green sprayed insulation for walls and ceilings
- Flat Green Roof with rainwater collection, and solar panels (solar designed for 100% of home electrical requirements)
- Smart Home integrated energy management and reporting system. Access and adjust via your iphone or remotely via the internet
- High efficiency heating and cooling systems. Bosch premium on-demand water heater
- Xeric low water landscaping with architectural fence for screening at street
- High efficiency, premium door and windows
- Recycled glass and resin premium counter-tops throughout
- Locally sourced materials and labor throughout

504 ANNIE



Chad Goldwasser

512-470-2277

www.GoldwasserRealEstate.com

All information is deemed reliable but not guaranteed.

From: 1705 Newning - Attachment

24-hour Recorded Information & Price
Call 800-882-7716 and enter code

CODE
4703

504 E. Annie

Property Improvements:

- Heritage Tree inspected by certified arborist (excellent bill of health with no signs of oak wilt)
- Heritage Tree shaped, moss removed and crown raised by certified arborist
- Approval by City of Austin for residential development in conjunction with Heritage Tree
- Utility tap fees paid in full
- Water line and meter pit extended into property
- Sewer line and clean-out extended into property
- Curb and gutter installed per City regulations
- Concrete drive apron extended into property per City regulations
- Soil borings completed and Geotechnical report finalized for construction
- Rock retaining walls constructed at driveway and rear of property
- Lot leveled to complement critical root zone of Heritage Tree
- Privacy fence installed at rear of property
- Architectural concept drawings completed for proposed residence



Goldwasser
REAL ESTATE

512-470-2277

www.GoldwasserRealEstate.com

*All information is deemed
reliable but not guaranteed.*

FROM: 1705 Newning - Attachment -

Benavidez, Sylvia

From: Tom Hurt [tom@hurtpartners.com]
Sent: Thursday, February 24, 2011 12:35 PM
To: Benavidez, Sylvia
Cc: j-grau@tamu.edu; jonvludwig@gmail.com
Subject: 504 Annie, RDCC request for FAR increase 15%

Dear Sylvia,

we received a letter in support of the RDCC request for 504 E Annie from the neighbors to the east (same side of street), Mr. Grau and Ms. Meagher. Please add this to packet if you are able. We will also have this letter at the hearing. Thanks much! -Tom Hurt

HURT PARTNERS ARCHITECTS

409 West 14th Street
Austin Texas 78701
[o] 512-473-0123
[c] 512-694-7833

www.hurtpartners.com

----- Forwarded message -----

From: Jim Grau <j-grau@tamu.edu>
Date: Mon, Feb 21, 2011 at 3:55 PM
Subject: 504 Annie
To: Jon Ludwig <jonvludwig@gmail.com>

To Whom It May Concern:

We occupy the house at 506 E. Annie, immediately to the East of 504 Annie. The lot in question is currently empty and having it built out in a way that preserves the natural beauty of the large oak tree at the front of the property would be a benefit to us and other neighbors. We have reviewed the proposed plans and feel that the design is well suited for the lot and would fit into the immediate neighborhood, which already has a number of new houses of comparable size. We see no problems with the proposal.

Sincerely,

Jim Grau and
Mary Meagher

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2/24/2011

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Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| |
|--|
| <input type="checkbox"/> I am in favor |
| <input checked="" type="checkbox"/> I object |

Don Garner
Your Name (please print)

513 E. Monroe
Your address(es) affected by this application

Don Garner 2-22-11
Signature Date

Comments:

Proposal goes against
regulations to protect
neighbor & neighborhood -

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 11-010926R

ADDRESS 504 E Annie Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

| |
|--|
| <input type="checkbox"/> I am in favor |
| <input checked="" type="checkbox"/> I object |

SYBIL REINHART

Your Name (please print)

506 E. MARY

Your address(es) affected by this application

S. Reinhardt

2-27-11

Signature

Date

Comments:

NO MAC MANSION !!!

Protect our neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810